



## Herne Street, Sutton In Ashfield, Notts, NG17

**For Sale: £550 Per calendar month or To Let: £550 Per calendar month**

Ready for immediate let is this three bedroom traditional semi detached home located within walking distance of Sutton in Ashfield town centre and also within easy reach of Mansfield town centre and all it's amenities. Local junior schools and bus routes are also on the doorstep. The property benefits from a gas fired central heating system and upvc double glazing with accommodation to comprise: entrance porch leading to entrance hallway, front living room, rear newly fitted kitchen/diner. There are new carpets and vinyl flooring to be fitted with the except of the living room. The property has also been redecorated throughout. To the first floor are three bedrooms and family bathroom/w.c. Outside there are front and rear gardens plus off road parking for 1 car to the front. Please No Dogs & Cats but other small pets are considered, EPC Rating E, a copy of which can be obtained by request. Employers references are essential, Please No DSS. Bond £650  
ACCOMPANIED VIEWING

NOTE:- W A BARNES LLP FEES PAYABLE AS FOLLOWS:-

£20 inclusive of VAT per applicant (non-refundable) over the age of 18 years to undertake a credit check. An additional fee of £150 inclusive of VAT per property will be charged when signing the 6 month Assured Shorthold Tenancy Agreement

- Three bedroom semi home
- Newly decorated throughout
- New carpets / vinyl flooring
- Newly fitted kitchen/diner
- Gas CH & upvc D/Glazing
- Off road parking to front
- Front & rear gardens
- EPC Rating E
- Employers references required
- Please No Dogs or Cats
- Ready Now
- BOND £650

**DISCLAIMER**

**These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.**



## Energy Performance Certificate



16, Herne Street, SUTTON-IN-ASHFIELD, NG17 4GX

Dwelling type: Semi-detached house

Date of assessment: 12 August 2017

Date of certificate: 13 August 2017

Reference number: 8813-7428-5510-9302-2992

Type of assessment: RdSAP, existing dwelling

Total floor area: 73 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 3,471

Over 3 years you could save

£ 1,029

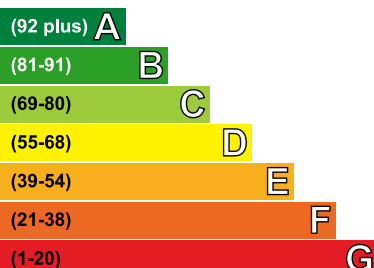
## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 150 over 3 years	
Heating	£ 2,874 over 3 years	£ 2,094 over 3 years	
Hot Water	£ 294 over 3 years	£ 198 over 3 years	
<b>Totals</b>	<b>£ 3,471</b>	<b>£ 2,442</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
50	76

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 612	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 84	
3 Low energy lighting for all fixed outlets	£35	£ 129	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.